

027.A

Map

0001

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 624,700 /

USE VALUE: 624,700 /

ASSESSed: 624,700 /

Total Card /

Total Parcel

624,700

624,700

624,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		GRAFTON ST, ARLINGTON

OWNERSHIP

Owner 1:	GOFF PHILIP
Owner 2:	HALEY ELIZABETH R
Owner 3:	
Street 1:	94 GRAFTON STREET UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	COPPERMAN AMY -
Owner 2:	JACKSON TOBEY -
Street 1:	240 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1595 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7022																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	621,400	3,300		624,700
Total Card	0.000	621,400	3,300		624,700
Total Parcel	0.000	621,400	3,300		624,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	391.66	/Parcel:	391.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	621,400	3300	.		624,700		Year end	12/23/2021
2021	102	FV	602,900	3300	.		606,200		Year End Roll	12/10/2020
2020	102	FV	593,700	3300	.		597,000	597,000	Year End Roll	12/18/2019
2019	102	FV	534,200	3300	.		537,500	537,500	Year End Roll	1/3/2019
2018	102	FV	471,700	3300	.		475,000	475,000	Year End Roll	12/20/2017
2017	102	FV	429,400	3300	.		432,700	432,700	Year End Roll	1/3/2017
2016	102	FV	429,400	3300	.		432,700	432,700	Year End	1/4/2016
2015	102	FV	396,300	3300	.		399,600	399,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPPERMAN AMY	46862-79		1/23/2006		386,000	No	No		
JOSEPH STEPHEN/	30911-13		11/30/1999		259,000	No	No		
SHARON MICHAEL	24631-351		6/20/1994		152,812	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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JOSEPH STEPHEN/	30911-13		11/30/1999		259,000	No	No		
SHARON MICHAEL	24631-351		6/20/1994		152,812	No	No	Y	

PAT ACCT.

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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2017	1476	Re-Roof	8,500	C				
7/21/2016	1017	Re-Roof	12,000		7/21/2016			New roof.
5/14/2007	340	Redo Bat		C				
6/30/2004	573	Redo Kit	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Measured	DGM	D Mann
3/30/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1912	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	64 - 7022

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.30830717
Const Adj.:	0.98990101
Adj \$ / SQ:	395.004
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763434
Depreciation:	141999
Depreciated Total:	621436

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 027.A-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage		D	Y	1 10X20	A	AV	1930	27.50	T	40	102			3,300		3,300

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,595	395.000	630,03
Net Sketched Area:		1,595	Total:	630,03
Size Ad	1595 Gross Area		1595 FinArea	159

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
1						
1						
5						

IMAGE

AssessPro Patriot Properties, Inc

